



WESTFIELD-WASHINGTON  
ADVISORY PLAN COMMISSION

May 4, 2015  
1505-PUD-08  
Exhibit 1

**Docket Number:** 1505-PUD-08 (Ordinance No. 15-10)

**Petitioner:** D&W Farms, Inc. by Sterling Development Consultants  
and Weihe Engineers

**Request:** A text amendment to modify the architectural standards of the Grand Park Village Planned Unit Development (PUD) District for a **Cambria Hotels & Suites**.

**Current Zoning:** Grand Park Village PUD District (Ordinance 12-46)

**Current Land Use:** Vacant

**Zoning History:**

1209-PUD-09	PUD District Ordinance 12-46 (12/10/12)
1405-SPP-11	Primary Plat (06/16/14)
1504-SFP-14	Secondary Plat, Section 1 (pending)
1505-ODP-13	Overall Development Plan (pending)
1505-SPP-12	Primary Plat Amendment (pending)
1505-DDP-08	Cambria Detailed Development Plan (pending)
1505-SFP-16	Secondary Plat, Section 2 (pending)

**Exhibits:**

1. Staff Report
2. Location Map
3. Amendment Ordinance
4. Elevations
5. Site Plan
6. PUD District Ordinance No. 12-46

**Staff Reviewer:** Jesse M. Pohlman, Senior Planner

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## **PROJECT OVERVIEW**

**Project Location:** The petitioner is requesting an amendment to the Grand Park Village Planned Unit Development (PUD) District Ordinance No. 12-46 (the "PUD Ordinance") to accommodate a 153-room+/- Cambria Hotels & Suites. The proposed Cambria hotel and site plan are depicted at **Exhibit 4** and **Exhibit 5**, respectively.

The proposed amendment is limited to the geographic area of the proposed Cambria site which consists of 3.91 acres+/- (Lot 6 of the Grand Park Village – Lake Village Subdivision) located on the south side of 186<sup>th</sup> Street, east of Grand Park Boulevard (see **Exhibit 2**).

**Amendment Request:** The petitioner is requesting an amendment to the architectural standards of the PUD Ordinance. The PUD Ordinance (Article 6 of the PUD Ordinance) currently provides that the design theme (including roof and window fenestration) of buildings incorporate a consistent representation of New England Style<sup>1</sup> architecture, either in the traditional design or a contemporary expression.

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<sup>1</sup> Exhibit 1 of the PUD Ordinance defines "New England Style" as "architectural style that is commonly identified by the use of Federal, Greek Revival, Georgian Colonial, Shake Shingle or Cape Code architectural styles and their respective elements."

The petitioner is requesting an amendment to allow the design theme, as represented in **Exhibit 4**. The petitioner has also filed their development plan and related plats, which are also scheduled to receive a public hearing at the May 5, 2015, Plan Commission meeting. As currently proposed, the development would otherwise comply with the PUD Ordinance.

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### **PROCEDURAL**

Council Introduction: This petition was introduced at the April 13, 2015, City Council meeting.

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the APC. The public hearing for this petition is scheduled for the May 4, 2015, APC meeting. Notice of the public hearing was provided in accordance with Indiana law and the APC's Rules of Procedure.

Statutory Considerations:

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

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### **DEPARTMENT COMMENTS**

1. Hold a public hearing at the May 4, 2015, Plan Commission meeting. No additional action is required at this time.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or [jpohlman@westfield.in.gov](mailto:jpohlman@westfield.in.gov).